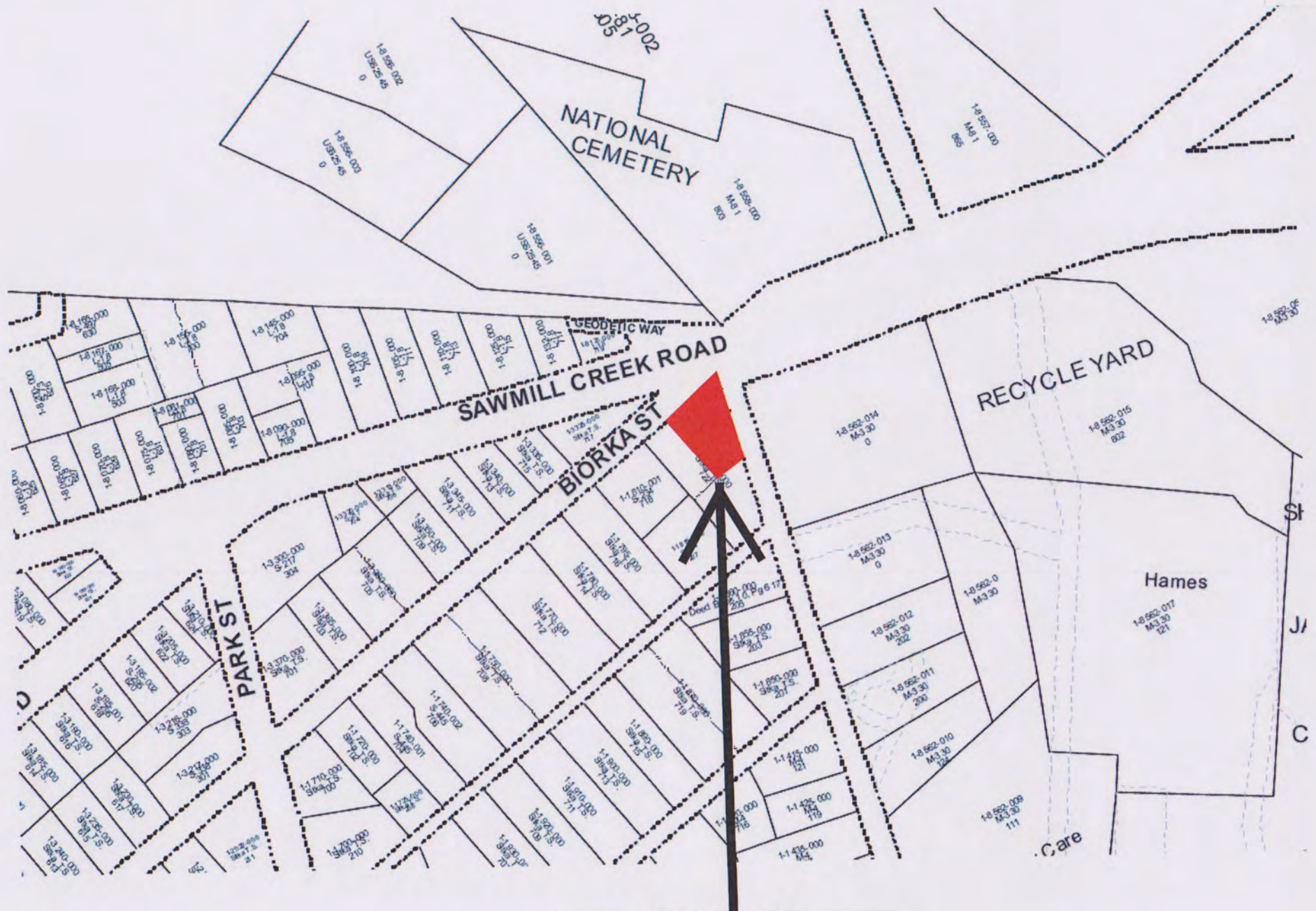


A



Peter Thielke
Variance Request
722 Biorka Street



City & Borough of Sitka, Alaska

Selected Parcel: 722 BIORKA ID: 11830000

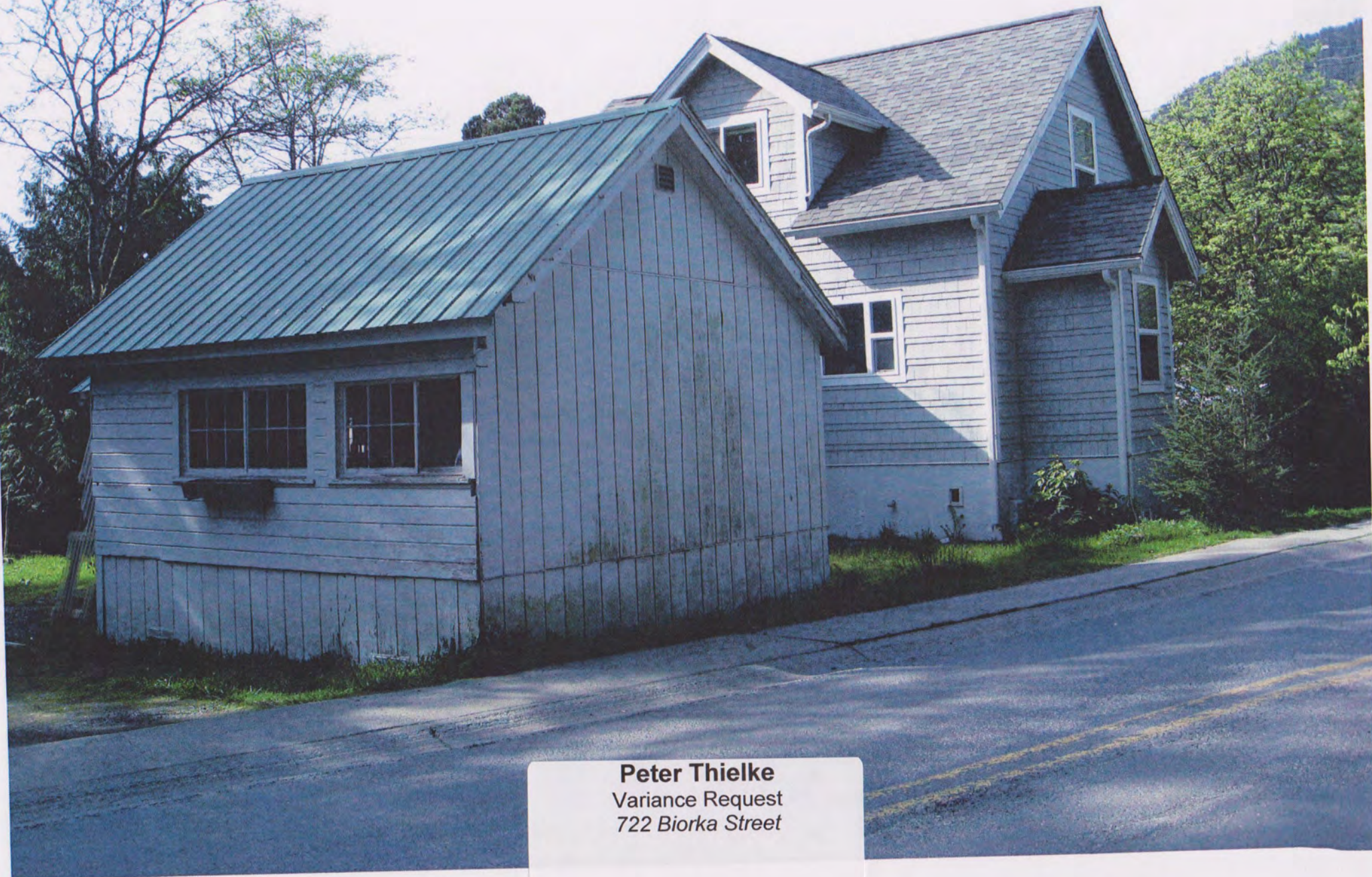
Printed on 4/15/2016 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>

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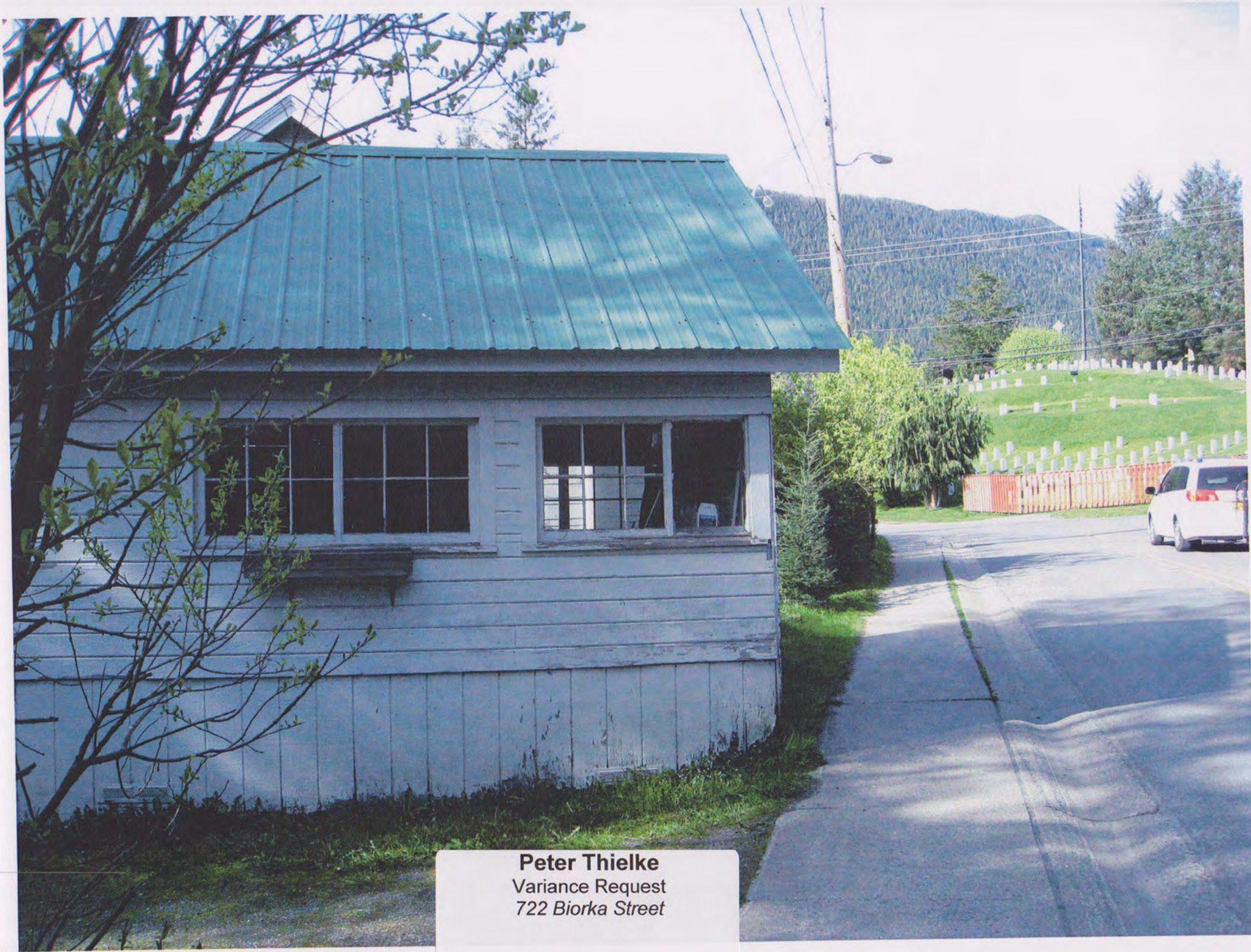


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Peter Thielke
Variance Request
722 Biorka Street



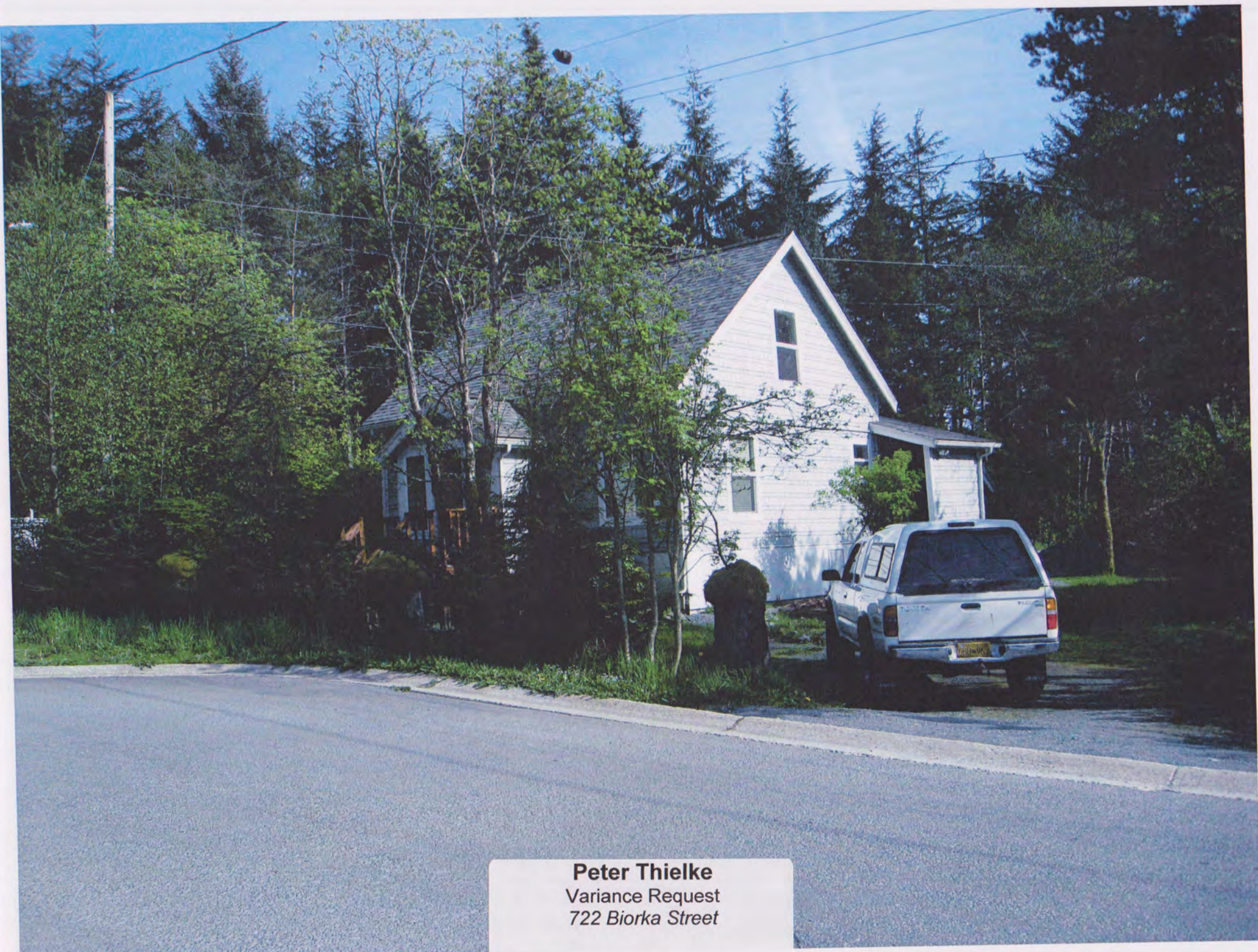
Peter Thielke
Variance Request
722 Biorka Street



Peter Thielke
Variance Request
722 Biorka Street



Peter Thielke
Variance Request
722 Biorka Street



Peter Thielke
Variance Request
722 Biorka Street



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GENERAL APPLICATION FORM

1. Request projects at least **FOURTEEN (14)** days in advance of next meeting date.
2. Review guidelines and procedural information.
3. Fill form out completely. No request will be considered without a completed form.
4. Submit all supporting documents and proof of payment.

APPLICATION FOR:



VARIANCE



CONDITIONAL USE



ZONING AMENDMENT



PLAT

BRIEF DESCRIPTION OF REQUEST: Move shed at 722 Biorka
street six feet away from sidewalk onto
property

PROPERTY INFORMATION:

CURRENT ZONING: R-1 PROPOSED ZONING (if applicable): _____

CURRENT LAND USE(S): _____ PROPOSED LAND USES (if changing): _____

APPLICANT INFORMATION:

PROPERTY OWNER: Peter Thielke

PROPERTY OWNER ADDRESS: 1656 Happy Lane, Ojai, CA 93023

STREET ADDRESS OF PROPERTY: 722 Biorka St.

APPLICANT'S NAME: Peter Thielke

MAILING ADDRESS: 1656 Happy Lane, Ojai, CA 93023

EMAIL ADDRESS: peter.thielke@gmail.com DAYTIME PHONE: 805-798-2971

PROPERTY LEGAL DESCRIPTION:

TAX ID: 1-1830-000-000-0000 LOT: 13 (Parcel 2) BLOCK: 14 TRACT: "A"

SUBDIVISION: Sitka Townsite US SURVEY: 1474

OFFICE USE ONLY

COMPLETED APPLICATION		SITE PLAN	
NARRATIVE		CURRENT PLAT	
FEE		PARKING PLAN	

Peter Thielke
Variance Request
722 Biorka Street

REQUIRED SUPPLEMENTAL INFORMATION:

- ☒ Completed application form
- ☒ Narrative
- ☒ Site Plan showing all existing and proposed structures with dimensions and location of utilities
- ☐ Proof of filing fee payment *Waiver from Megan Bosak*
- ☒ Proof of ownership
- ☒ Copy of current plat
- ☐ Topographic information (If Pertinent to Application) *N/A*
- ☐ Landscape Plan (If Pertinent to Application) *N/A*
- ☐ Drainage and Utility Plan (If Pertinent to Application) *N/A*
- ☐ Parking Plan (For Conditional Use Permit) *N/A*
- ☐ Floor Plan (For Conditional Use Permit) *N/A*
- ☐ Three (3) copies of concept plat (For Plat) *N/A*
- ☐ Plat Certificate from a title company (For Plat) *N/A*

CERTIFICATION:

I hereby certify that I am the owner of the property described above and that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application, and does not ensure approval of the request. I understand that public notice will be mailed to neighboring property owners and published in the Daily Sitka Sentinel. I further authorize municipal staff to access the property to conduct site visits as necessary.

Peter L Thielke
Owner

Applicant (If different than owner)

April 1, 2016
Date

Date

Peter Thielke
Variance Request
722 Biorka Street

Please Print Legibly	
Sitka Location Business Description	<u>Location</u> Specific local address of your business (or your home base/office): 722 Biorka St
	<u>Nature of Business</u> What, specifically, does your business do in Sitka? short term rental (May 1 - Oct 31 Nov 30) long term rental Dec 1 - April 30
Owner Information	Individual information is required on all owners of the business **
	Last Name Thielke First Name Peter Middle Initial L
	Mailing Address 1656 Happy Lane
	City Ojai State CA Zip 93023
	Physical Address Same as above
	City State Zip
	Work Phone 805-798-2971 Social Security No. 574-18-2163
	Home Phone — Driver's License No. D7095505 State CA
Office or Title owner Date of Birth 1/17/1948	
Owner Information	Individual information is required on all owners of the business **
	Last Name First Name Middle Initial
	Mailing Address
	City State Zip
	Physical Address
	City State Zip
	Work Phone Social Security No.
	Home Phone Driver's License No. State
Office or Title Date of Birth	
Owner Information	Individual information is required on all owners of the business **
	Last Name First Name Middle Initial
	Mailing Address
	City State Zip
	Physical Address
	City State Zip
	Work Phone Social Security No.
	Home Phone Driver's License No. State
Office or Title Date of Birth	

Peter Thielke
 Variance Request
 722 Biorka Street

April 2, 2016

Planning Department
City of Sitka
100 Lincoln Street
Sitka, AK 99835

Hi,

My application for this variance comes from my desire to move my shed at 722 Biorka in order to renovate it and make it aesthetically pleasing to the neighborhood.

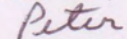
A main reason why the shed is such an eyesore is that the City of Sitka, instead of moving the shed back in 1982 away from the sidewalk, instead chose to cut off an oblique angle of the building and then reframe it and slap on T-111 siding that in no way matched the building. Thus, I now have a building which is not plumb nor square, with a triangle essentially cut off on the wall next to the sidewalk.

I will not renovate such a building. My plan is to fix what the City did by reframing that wall, and the roof as well. The shed will be outfitted with new windows and new door, and shingled and painted to match the main house.

There is a 20 amp underground power line running from the crawl space of the main house to the shed. This will be redirected after the shed is moved.

Thanks for your consideration.

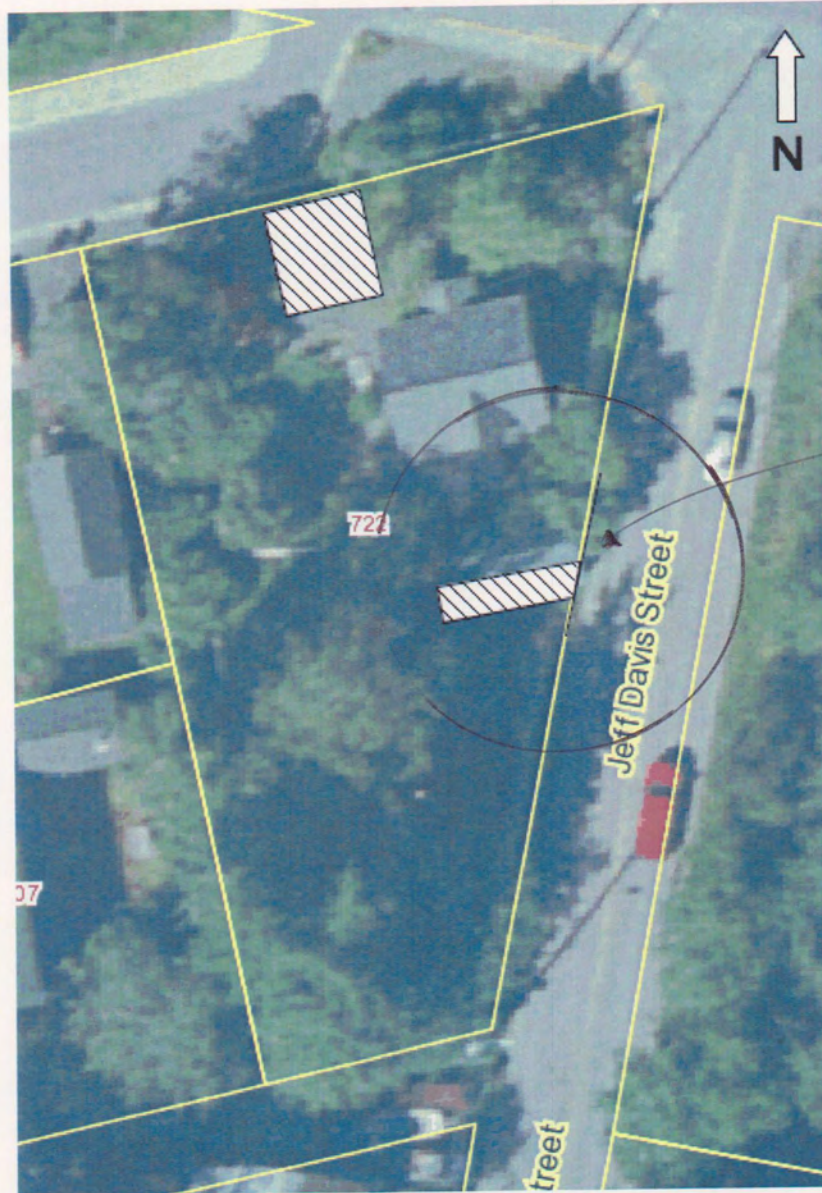
All best,



Peter Thielke

Peter Thielke
Variance Request
722 Biorka Street

Site Plan



shed abuts
sidewalk

Proposal:
move shed
six (6) feet
away from
sidewalk.

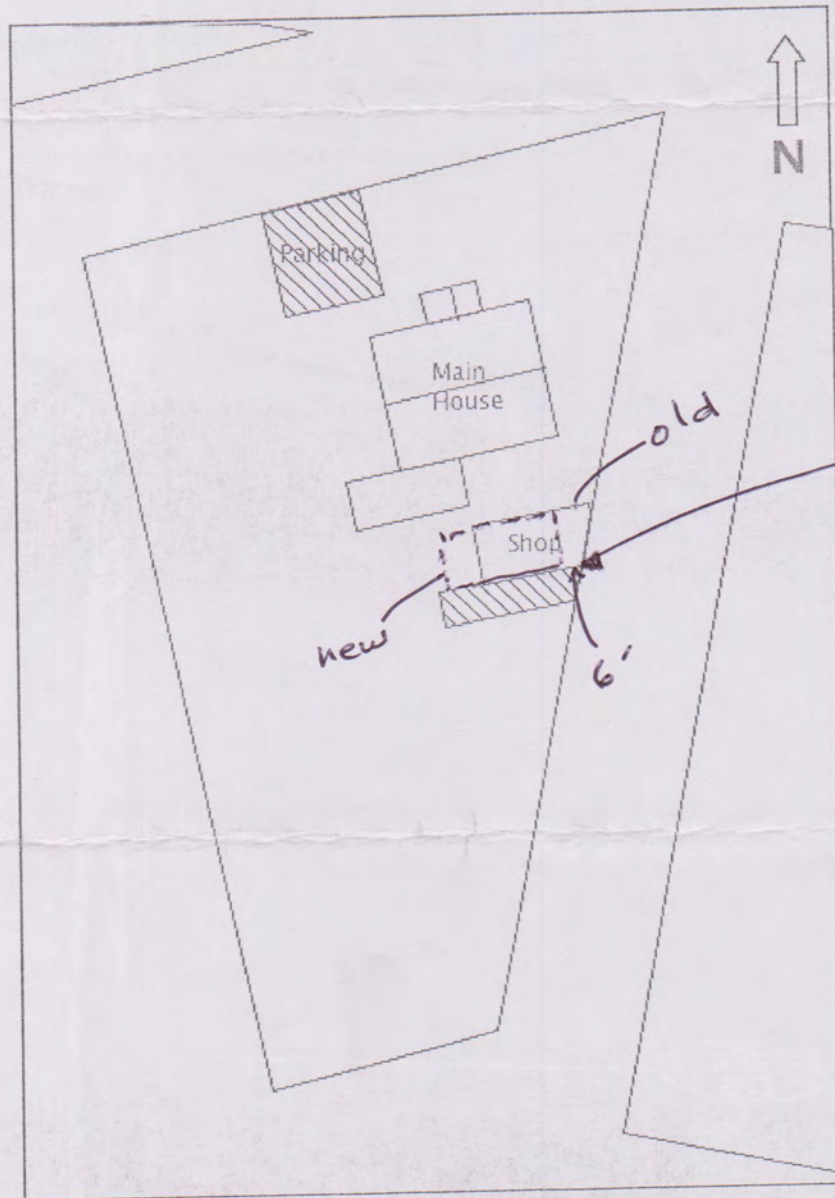
Map of property at 722 Biorka Street in Sitka, AK showing designated parking areas.

Peter Thielke
Variance Request
722 Biorka Street

Attachment C-House Exterior and Designated Parking
Peter L. Thielke
722 Biorka Street

Site Plan

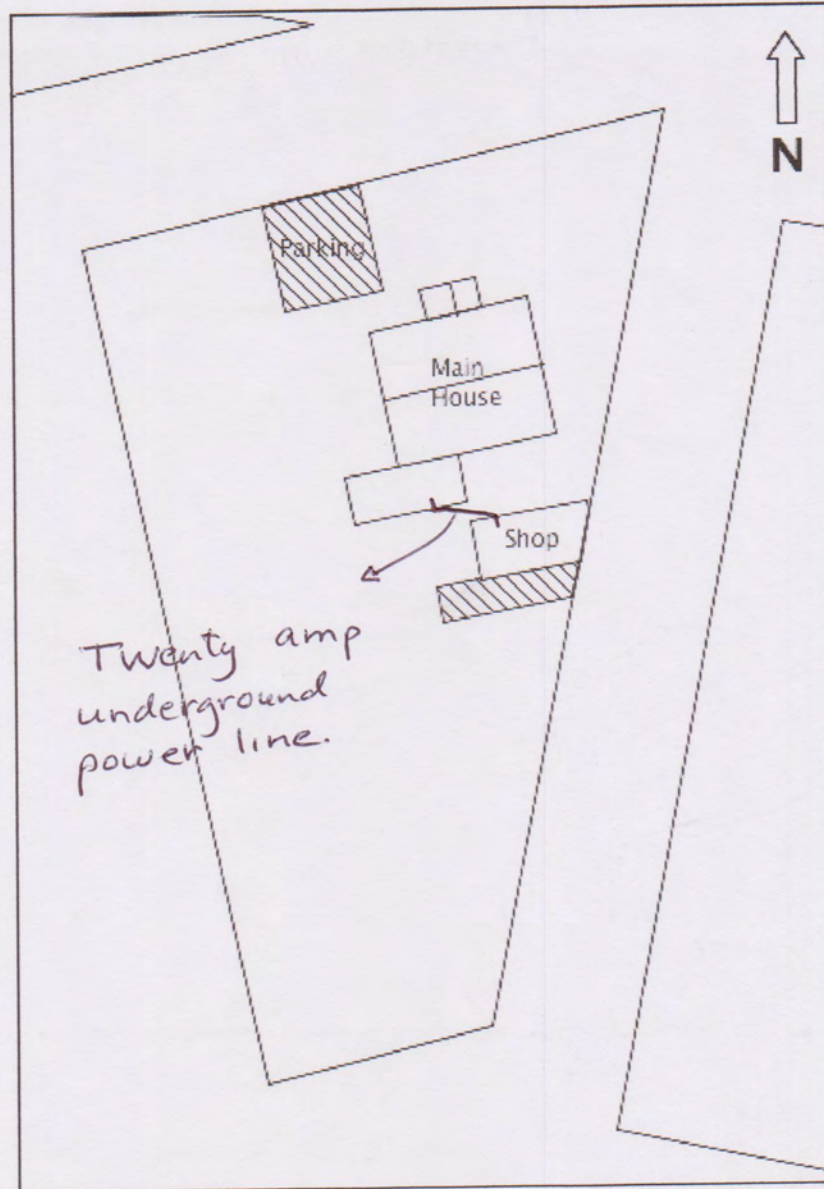
Note: See Attachment B for House Dimensions



Map of property at 722 Biorka Street in Sitka, AK showing designated parking areas.

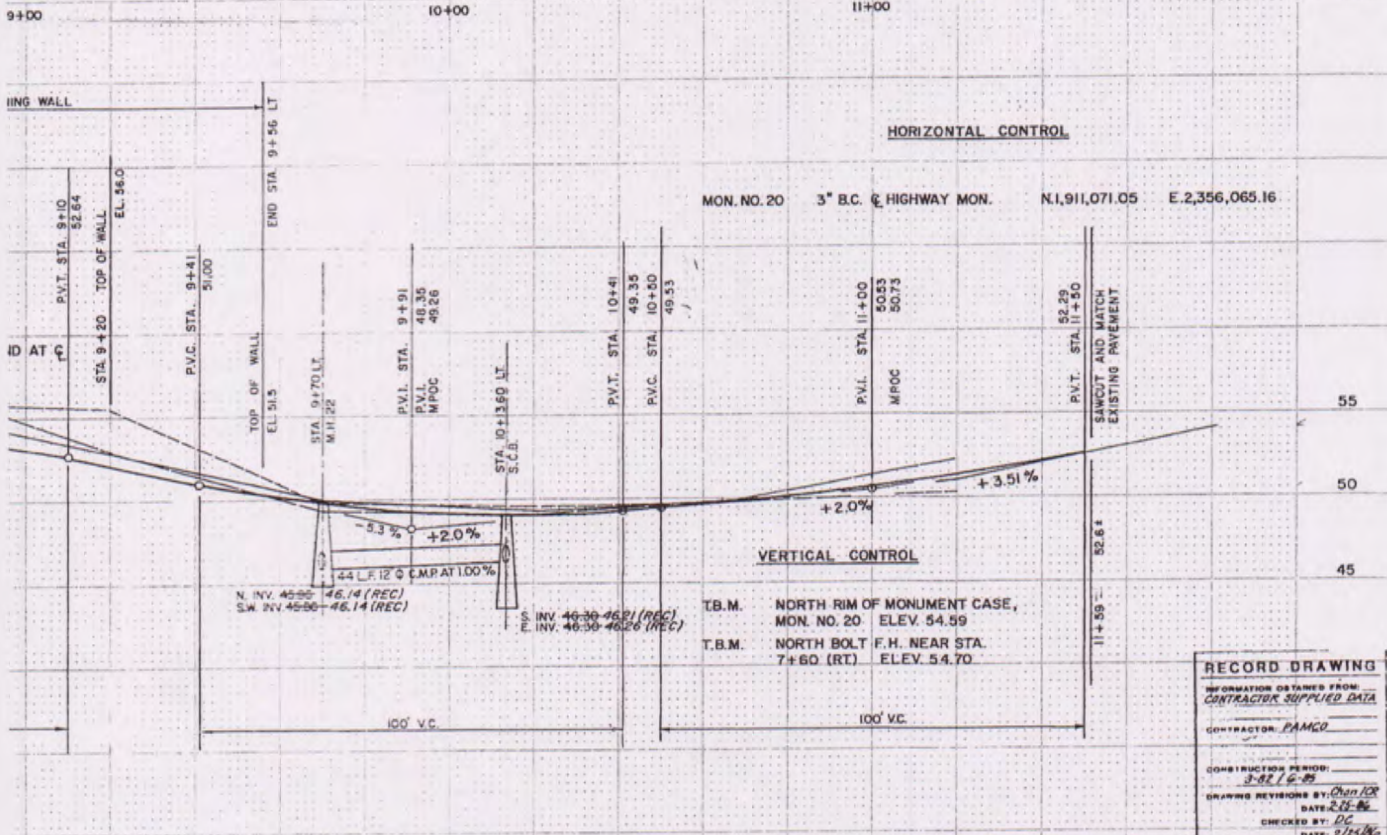
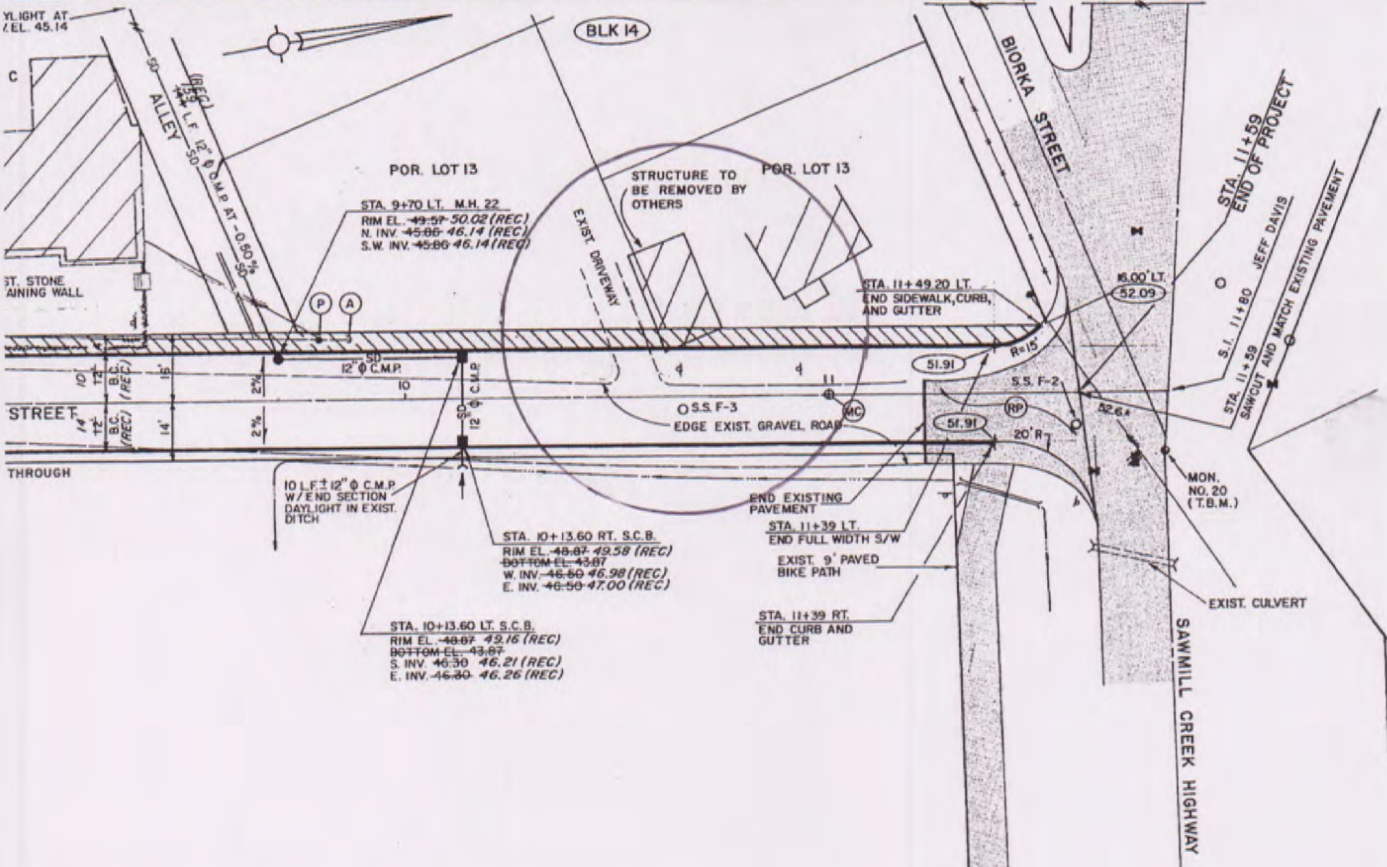
Peter Thielke
Variance Request
722 Biorka Street

Site Plan (Utilities)



Map of property at 722 Biorka Street in Sitka, AK showing designated parking areas.

Peter Thielke
Variance Request
722 Biorka Street



Peter Thielke
Variance Request
722 Biorka Street

PRT 25
(1.8130)

Biorka Street
50'

(1.1780) Pt. 9
(1.1795) Pt. 10
Pt. 11

2

330
P
3 (12)

Pl
3

Pt 13
506

C

B

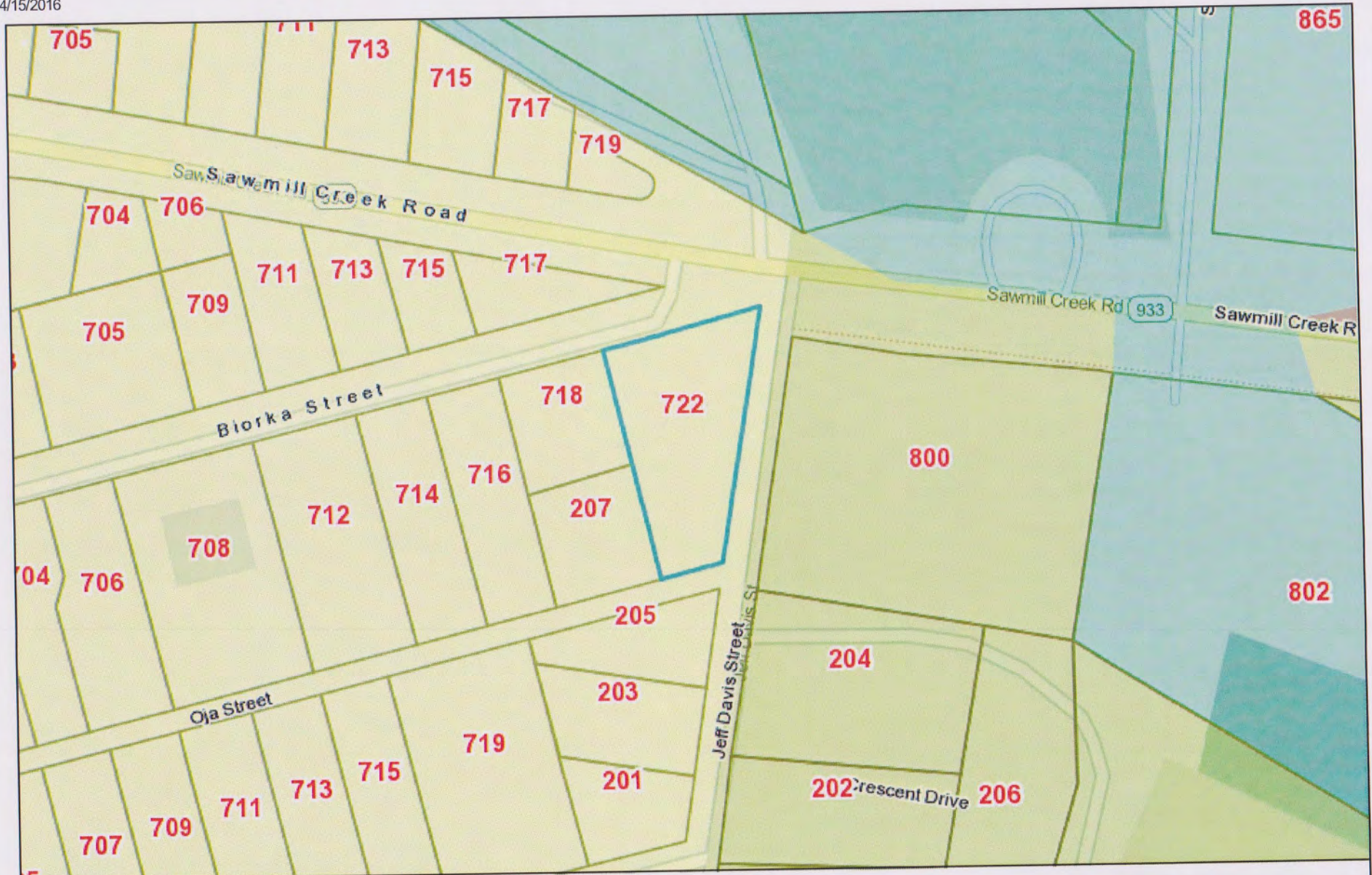
SECRET

SHELL

JA

Peter Thielke
Variance Request
722 Biorka Street

SCALE IN
40 20



City & Borough of Sitka, Alaska

Selected Parcel: 722 BIORKA ID: 11830000

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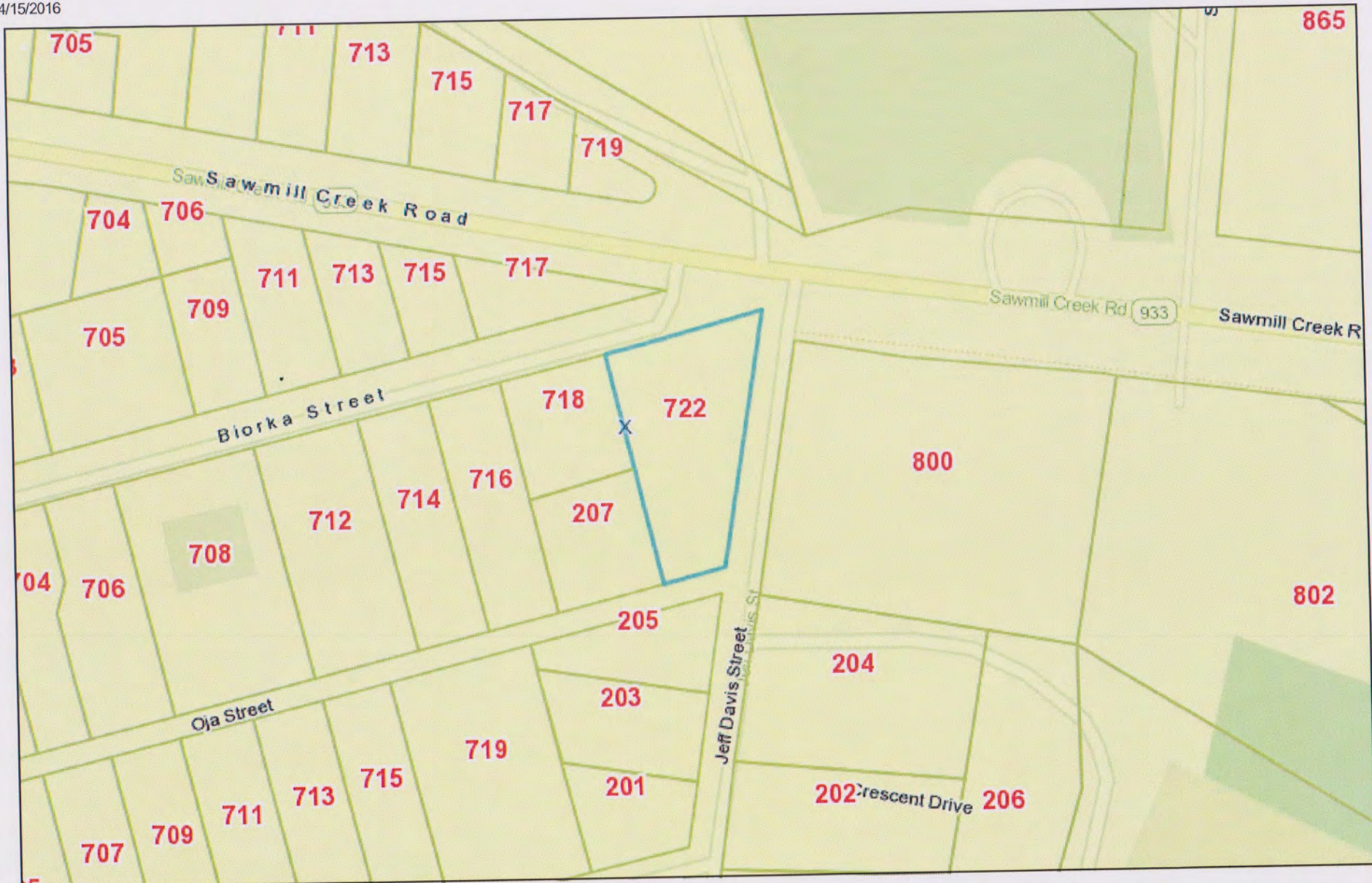
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Peter Thielke
Variance Request
722 Biorka Street



City & Borough of Sitka, Alaska

Selected Parcel: 722 BIORKA ID: 11830000

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Peter Thielke
Variance Request
722 Biorka Street



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Parcel ID: 11780000
VALERIE NELSON
NELSON, VALERIE
714 BIORKA ST.
SITKA AK 99835

Parcel ID: 11795000
SCOTT/NIECHOLE ROBINSON
ATTN: JENNY
ROBINSON, SCOTT/NIECHOLE
315 SEWARD ST, STE B
SITKA AK 99835

Parcel ID: 11810001
STEVEN/SHIRLEY DALQUIST
DALQUIST, STEVEN, J./SHIRLEY, M.
P.O. BOX 45
SITKA AK 99835-0045

Parcel ID: 11815000
STEVEN/SHIRLEY DALQUIST
DALQUIST, STEVEN, J./SHIRLEY, M.
P.O. BOX 45
SITKA AK 99835-0045

Parcel ID: 11830000
PETER THIELKE
THIELKE, PETER, L.
1656 HAPPY LANE
OJAI CA 93023

Parcel ID: 11850000
NATHANIEL MONAHAN
MONAHAN, NATHANIEL, J.
P.O. BOX 875
SITKA AK 99835-0875

Parcel ID: 11855000
BARTH HAMBERG
HAMBERG, BARTH, T.
500 LINCOLN ST, #B-5
SITKA AK 99835

Parcel ID: 11860000
IRVIN KEILMAN TRUST
KEILMAN, IRVIN, W.
825 WILLANA ST
MILAN MI 48160

Parcel ID: 11870000
EVELYN CICI
CICI, EVELYN, J.
P.O. BOX 635
SITKA AK 99835-0635

Parcel ID: 13325000
ETHEL MAKINEN
MAKINEN, ETHEL, E.
717 BIORKA ST
SITKA AK 99835

Parcel ID: 13335000
DAVID PATT
PATT, DAVID, A.
715 BIORKA ST
SITKA AK 99835

Parcel ID: 13340000
MICHAEL/JACQUEL LAGUIRE
LA GUIRE, MICHAEL/JACQUELINE
P.O. BOX 6369
SITKA AK 99835-6369

Parcel ID: 18125000
ANTHONY/CINDY GUEVIN/LITMAN
GUEVIN, ANTHONY/LITMAN, CINDY
715 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 18130000
JOHN UPCRAFT
UPCRAFT, JOHN
701 PHERSON ST, APT A
SITKA AK 99835

Parcel ID: 18132000
BARBARA FRITZLER
FRITZLER, BARBARA, S.
717 SAWMILL CREEK RD
SITKA AK 99835

Parcel ID: 18556001
U.S. FOREST SERVICE
U.S. FOREST SERVICE
208 SIGINAKA WAY
SITKA AK 99835

Parcel ID: 18558000
NATIONAL CEMETERY
910J47000
FT RICH NATIONAL CEMETERY
P.O. BOX 149971
AUSTIN TX 78714

Parcel ID: 18560000
BARANOF ISLAND HOUSING
AUTHORITY
BARANOF ISLAND HOUSING
AUTHORITY
245 KATLIAN AVE
SITKA AK 99835

Parcel ID: 18562012
MICHAEL/REBECCA MARTELLO
MARTELLO, MICHAEL & REBECCA
202 JEFF DAVIS ST
SITKA AK 99835

Parcel ID: 18562013
RANDY HITCHCOCK
HITCHCOCK, RANDY
204 JEFF DAVIS ST
SITKA AK 99835

Parcel ID: 18562014
NANCY/WILLIAM DAVIS JOINT
REVOCABLE TRUST
DAVIS REV. TRUST, NANCY &
WILLIAM
P.O. BOX 6494
SITKA AK 99835-6494

P&Z Mailing
May 6, 2016

Peter Thielke
Variance Request
722 Biorka Street

When Recorded Return to:

Peter L. Thielke
P.O. Box 1345
Ojai, CA 93024*cc*

QUIT CLAIM DEED

For and in consideration of Ten Dollars.(\$10) and other good and valuable consideration, receipt of which are hereby acknowledged, ELEANOR S. THIELKE, who acquired title as Eleanor E. Thielke, a married woman as her separate estate, as to an undivided one-third (1/3) interest being said grantor's entire interest, and JOHN F. THIELKE, a married man as his separate estate, as to an undivided one-third (1/3) interest being said grantor's entire interest, convey and quitclaim to PETER L. THIELKE, a single man, all of their right, title and interest in the real estate described in Exhibit A attached hereto, situated in the Sitka Recording District, First Judicial District, State of Alaska.

Grantors' Address:	Eleanor S. Thielke:	10677 Woodbay Heights Road Halfmoon, B.C. V0N1Y2 Canada
	John F. Thielke	19518 14th Avenue N.W Shoreline, WA 98177-2702
Grantee's Address:	Peter L. Thielke:	P.O. Box 1345 Ojai, CA 93024

DATED: July 9, 2007.
ELEANOR S. THIELKE
JOHN F. THIELKE

EXHIBIT A

LEGAL DESCRIPTION

722 Biorka Street

PARCEL NO. 1

A fractional portion of Lot 13 in Block 14, Sitka Townsite, according to the official plat of survey thereof, U.S. Survey No. 1474, Tract "A", which portion is more particularly described as follows, to wit:

Beginning at the Northwest corner of said Lot 13, hereinafter called Corner No. 1; thence E $76^{\circ} 12'$ E for a distance of 40 feet to Corner No. 2; thence S $13^{\circ} 47'$ E for a distance of 83.89 feet, more or less, to Corner No. 3; thence S. $76^{\circ} 12'$ W for a distance of 40 feet to Corner No. 4; thence N. $13^{\circ} 47'$ W for a distance of 83.89 feet to Corner No. 1, and the point of beginning.

PARCEL NO. 2

All of that certain fractional portion of Lot 13 in Block 14, of the Townsite of Sitka, Alaska, as shown on the official plat of the Sitka Townsite, U.S. Survey No. 1474, Tract "A" and more particularly described as follows:

Beginning at the Northeast corner of said Lot 13, at the point where said lot touches Jeff Davis Street and "B" Street, which point is called Corner No. 1; thence in a Westerly direction for 73.36 feet along the Southerly side of "B" Street to Corner No. 2; thence 85 feet, more or less, in a Southerly direction to Corner No. 3; thence in a Easterly direction for 45 feet to a point where said Lot 13 touches the Westerly side of Jeff Davis Street, to Corner No. 4; thence in a Northeasterly direction along the Westerly side of Jeff Davis Street for a distance of 90 feet to Corner No. 1, the point of beginning.

↑
This is the parcel on
which the house and
shed are situated

Peter Thielke
Variance Request
722 Biorka Street



3 of 4
2007-001443-0

PROVINCE OF B.C.)
) ss
DISTRICT OF SECHelt)

I certify that I know or have satisfactory evidence that ELEANOR S. THIELKE is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: August 2, 2007.

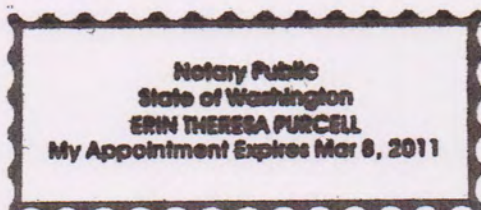
JODY R.H. CONROY
Notary Public
5590 Marquise Street, P.O. Box 1186
Sechelt, B.C. V9N 3A0
Tel: 604-885-2122 Fax: 604-885-4101

Jody Conroy
Notary Public in and for Province of B.C.
residing at 5690 Marquise Street, Sechelt, B.C.
Print name: Jody R.H. Conroy
Commission expires: Non-Expiring

STATE OF WASHINGTON)
) ss
COUNTY OF King)

I certify that I know or have satisfactory evidence that JOHN F. THIELKE is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: July 9, 2007.



Erin Purcell
Notary Public in and for the State of WA
residing at Seattle
Print name: Erin Purcell
Commission expires: 03/08/2011